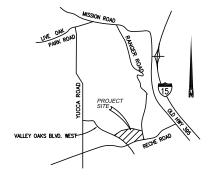
County Of San Diego Tract TM 5449 RPL 1

FALLBROOK OAKS

COUNTY OF SAN DIEGO

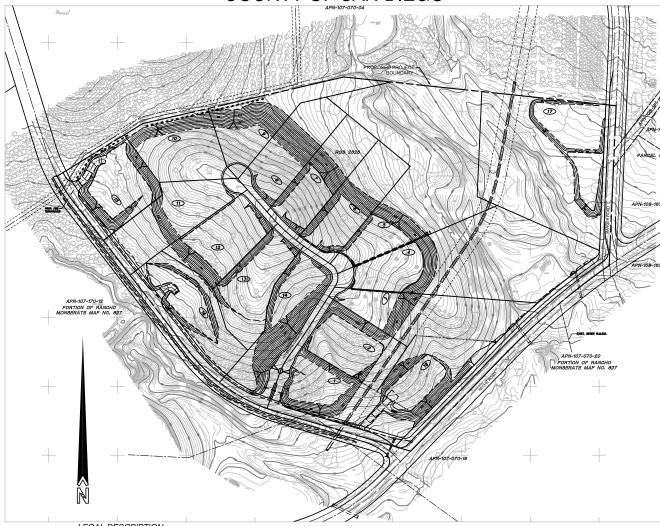




LEGEND	SYMBOL			
SUBDIVISION BOUNDARY LOT LINE				
PROPOSED LOT NUMBER	12			
STORM DRAIN				
CURB INLET, D-2 TYPE B WITH BIO-CLEAN BASIN INSERT				
CONCRETE ENERGY DISSIPATOR, D-41				
RIP RAP ENERGY DISSIPATOR, D-40	**			
CATCH BASIN, TYPE F WITH BIO-CLEAN BASIN INSERT				
WING TYPE HEADWALL, D-34	(
PAD ELEVATION	PAD 627.3			
ROCK LINED EARTHEN DITCH, D-75 TYPE A	+++			
EASEMENT LINE				
TITLE REPORT ITEM NO.	44			
SLOPE (2:1 MAX)				
PROPOSED % OF GRADE	2%			
EXISTING SEWER MAIN				
PROPOSED PUBLIC SEWER MAIN WITH INVERT ELEVATIONS (8" PVC UNLESS OTHERWISE NOTED)	-			
EXISTING WATER MAIN	w			
PROPOSED PUBLIC WATER MAIN W/ FIRE WW				
EXISTING STORM DRAIN SYSTEM	-8			
RETAINING WALL				
EXISTING SPOT ELEVATIONS	(255.5)			
PROPOSED SPOT ELEVATION	237.7			
EXISTING CONTOURS				
PROPOSED CONTOURS	100			
BUILDING PLAN TYPE	P2R			
PROPOSED GRASS LINED V-DITCH 4' WIDE, 6" DEEP, MAX SLOPE 0.5%				
PROPOSED PATHWAY RECHE ROAD	10' PATHWAY✓			
PROPOSED ENVIRONMENTAL SIGNAGE (SEE GRADING PLAN FOR SIGN DETAIL)	_ESES_			

LOTTING SUMMARY

	GROSS AREA		NET A	NREA .	
LOT NO.	SQUARE FEET	ACRES	SQUARE FEET	ACRES	NET AREA/19 LOTS
1	64,599	1.5	43,635	1.0	
2	43,569	1.0	40,258	0.9	
3	60,430	1.4	59,416	1.4	
4	124,089	2.8	121,569	2.8	
5	143,835	3.3	141,354	3.2	
6	44,747	1.0	41,821	1.0	
7	43,820	1.0	41,464	1.0	
8	43,565	1.0	40,140	0.9	
9	45,205	1.0	43,572	1.0	
10	44,527	1.0	43,575	1.0	
11	49,787	1.1	43,601	1.0	
12	43,560	1.0	40,861	0.9	
13	43,568	1.0	41,544	1.0	
14	60,809	1.4	44,214	1.0	
15	50,463	1.2	43,596	1.0	
16	56,018	1.3	43,892	1.0	
17	132,157	3.0	132,157	3.0	
18	43,605	1.0	43,605	1.0	
RANGER/RECHE	47,300	1.1	-		
TOTAL	1.185.653	27.2	1.050.274	24.1	58,349 SF (1.3 ACRES)/



THIS IS A SOLAR SUBDIVISION AS REQUIRED BY SECTION 81.401 (M) OF THE COUNTY OF SAN DIEGO SUBDIVISION ORDINANCE. ALL RESIDENTIAL UNITS WITHIN THIS SUBDIVISION SHALL HAVE A MINIUM OF 100 SQUARE FEET OF UNDBSTRUCTED SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT ALLOWED BY THIS SUBDIVISION.

ZONING INFORMATION

GENERAL PLAN REGIONAL CATEGORY: CUDA — CURRENT URBAN DEVELOPMENT AREA GENERAL PLAN LAND USE DESIGNATION: 6 RESIDENTIAL / 13 GENERAL COMMERCIAL GENERAL PLAN 2020 LAND USE DESIGNATION: SR-1 SEMI-REVAL RESIDENTIAL COMMUNITY/SUBREGIONAL PLAN AREA: FALLBROOK COMMUNITY PLAN

	ZONE	EXISTING	PROPOSED
	EGULATION	A70 / C36	A70
NWAL	REGULATIONS	L/Q	L
DEVELOPMENT REGULATIONS	DENSITY	1 / 40	1
	LOT SIZE	1 ACRE / -	1 ACRE
98	BUILDING TYPE	C/T	С
55	MAXIMUM FLOOR AREA	-	- 1
35	FLOOR AREA RATIO	-	
≥ છ	HEIGHT	G	G
F	LOT COVERAGE	-	-
	SETBACK	C/0	С
	OPEN SPACE	-/A	- 1
PECIA	L AREA REGULATIONS	В	В

KEY MAP

ABBREVIATIONS

PUBLIC UTILITIES AND DISTRICTS

EASEMENT LEGEND

SEE SHEET 4 FOR EASEMENT AND TITLE INFORMATION — TITLE INFORMATION IS PER THE PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY DATED MAY 20, 2005.

EARTHWORK / GRADING QUANTITIES

TOTAL PROJECT RAW CUT: 92,000 C.Y. RAW FILL: 92,000 C.Y.

CONSULTANTS MORRISON ENGINEERING INC. 1927 FRANKFORT STREET SUITE A

WINTON ENGINEERING INC. – HYDROLOGY 340 16TH STREET SUITE 200 SAN DIEGO, CA 92101

CALIFORNIA LANDSCAPE TECHNOLOGIES 970 WOODLAKE DRIVE CARDIFF BY THE SEA, CA 92007 (760) 942–9320 CONTACT: STEVE SHERMAN

WHBC INC. / GONZALES ENVIRO 6895 IRONWOOD DRIVE RIVERSIDE, CA 92506 (909) 789-1015 CONTACT: TERESA GONZALES

FIREWISE 2000 INC. 26337 SKY DRIVE ESCONDIDO, CA 92026 (760) 745–3947 CONTACT: DAVID BACON

12. WATER AND SEWER SYSTEMS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS AND THE REQUIREMENTS OF THE RAINBOW MUNICIPAL WATER DISTRICT AND SHALL BE MAINTAINED 12. WE RECOURSELY STREETS OF THE RAINGOW MUNICIPAL WATER DISTRICT AND SHALL BE MAINTAINED BY THE DISTRICT.

BY THE DISTRICT.

13. UTILITY LAYOUTS SHOWN ARE PRELIMINARY AND MAY BE MODIFIED DURING FINAL DESIGN.

14. TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE FINAL DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT.

IS SPECIAL ASSESSMENT AND WELLIWITH AND A TOWN OF THE DEVELOPMENT.

16. ON THE MORTH SIDE OF RECHE ROAD: ONISTE STREETS ARE PRIVATE.

17. ALL CUT AND FILL SICPES WILL BE PROPERLY LAINSCAPED, IRRIGATED AND MAINTAINED IN ACCORDANCE WITH COUNTY STANDARDS.

18. BENCH MARK: A STANDARD U.S.C. & G.S. DISK STAMPED "L. 302 1935" SET IN TOP OF A CONCRETE POST 30" RT. OF STA. 37-85 OF RECORD OF SURVEY 454 (SAN DIEGO COUNTY). ELEV 564.07 (U.S.C. & G.S. DISK STALLED IN ACCORDANCE WITH COUNTY STANDARDS.

19. ALD DEVELOPMENTS TO BE INSTALLED IN ACCORDANCE WITH COUNTY STANDARDS AND SHALL BE MAINTAINED BY THE COUNTY.

GENERAL DESIGN NOTES

1. NO PUBLIC STREETS ARE PROPOSED WITH THIS PROJECT. SEE CROSS SECTIONS FOR HALF WIDTH PUBLIC IMPROVEMENTS OF EMISTING STREETS.

2. ALL PROPOSED UTILITIES SHALL BE UNDEFREDUND. EASEMENTS SHALL BE DEDICATED OR THE PROPOSED STREETS.

3. CUL-DE-SAC CURB GRADES SHALL BE A MINIMUM OF 1.5%.

4. SOURCE OF TOPOGRAPHY: PHOTOGRAMMERTIC SURVEY DATED 4/18/2003.

5. CONTOURED INTERVALS: 1 & 5 FEET

5. MANUFACTURED SLOPE RATIOS SHALL BE VARIABLE (1.5:1 MAX).

7. FINISHED GRADES ARE APPROVIMATE ONLY MAD SUBJECT TO GINGLEINES.

6. COLS INFORMATION WAS OFTAMED FORM THA. CONTRINANCE OF THALL DESIGN, CONTRIVANCE OF THE PREPARED BY: GEOSOILS, INC. DATED DECEMBER 21, 2005.

9. ALL BROWN DTOHES SHALL BE SIZED AND BUILT FER THE APPROVED FINAL MASS GRADING HYDROLOGY REPORT.

10. GRADING AND MODEL UNITS MAY BE BUILT PRIOR TO FINAL MAP RECORDATION WITH APPROVAL FROM THE COUNTY ENGINEER AND PLANNING DIRECTOR.

GENERAL NOTES

1. TOTAL EXISTING GROSS SITE AREA: 27.2 ACRES
1. TOTAL EXISTING GROSS SITE AREA: 24.1 ACRES
1. TOTAL NET SITE AREA: 24.1 ACRES
2. TOTAL NUMBER OF LOTS INAL UNITS: 18 SINGLE FAMILY
4. ASSESSOR'S PARCEL NUMBER: 107-070-03
5. EXISTING GENERAL PLAN HADD USE DESIGNATION: ESTATE RESIDENTIAL 1. DU/2.4 ACRES
6. EXISTING GENERAL PLAN HADD USE DESIGNATION: CUDA (CURRENT URBAN DEVELOPMENT AREA)
7. EXISTING ZOWING: SEE SCHOWN, BOX SEELOWN
8. GROSS DENISTING: 0.60 DU/AC (18 DUS/27.2 GROSS AC.)
9. EXISTING USE: VACANT LAND/AVOCADO GROVE/EXISTING RESIDENCE
10. PROPOSED USE: SINGLE FAMILY RESIDENTIAL
11. THOMAS BROTHERS COMERINATES: 1028 F4
13. COMMUNITY PLAN/SUBPRIGOMAL AREA: FALLBROOK COMMUNITY PLAN
14. MINIMUM LOT SIZE: 1 ACRE

FFMA INFORMATION

GENERAL NOTES

OTHER AREA ZONE X: AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

OWNER'S STATEMENT

OWNER/SUBDIVIDER

CABRILLO MEDICAL LLC 3721 VALLEY CENTRE DR. SUITE 10 SAN DIEGO, CA 92130



JOEL G. MORRISON R.C.E. 39788 MY REGISTRATION EXPIRES ON 12/31/09

PREPARED BY: NO. REVISIONS ZZZ ENGINEERING

TENTATIVE MAP / PRELIM. GRADING PLAN / **OPEN SPACE EXHIBIT**

> FALLBROOK OAKS COUNTY OF SAN DIEGO, CALIFORNIA

OF 4

County Of San Diego Tract TM 5449 RPL 1 700-- 700 PROJECT BOUNDARY 650--650 600-- 600 550-- 550 SECTION A - A PROJECT BOUNDARY RECHE ROAD **-** 700 700-650-- 650 600--600 EXIST. GROUND 550-- 550 SECTION B-B PROJECT BOUNDARY 700-**–** 700 LOT 12 PAD 627.3 650-LOT 13 **-**650 PAD 630 KEYSTONE OAKS RD. LOT 2 PAD 583.0 600-√ -600 550-**-** 550 PROP. A.C. PAVEMENT AND BASE SECTION C-C VALLEY OAKS BLVD. NORTH 700-**-** 700 ROP. VALLEY OAKS RD. 650-**- 650** LOT 15 PAD 615 600-- 600 550-- 550 SECTION D-D KEYSTONE OAKS ROAD (PRIVATE) TENTATIVE MAP / PRELIM. GRADING PLAN / MORRISON ENGINEERING INC. 2 of 4 OPEN SPACE EXHIBIT

FALLBROOK OAKS COUNTY OF SAN DIEGO, CALIFORNIA

